

PROJECT INFORMATION

LOCATION:
352 SOUTH WINOOSKI AVE.
BURLINGTON, VT 05401

PROJECT DESCRIPTION:
INTERIOR RENOVATIONS WITH WINDOW
REPLACEMENT

JURISDICTION:
CITY OF BURLINGTON

ZONING INFORMATION:
ZONING: RM
LOT AREA: 12,555 SF
LOT COVERAGE: 31.1%
HEIGHT: 27'-5"

OCCUPANCY:
R2-2 FAMILY

APPLICABLE CODES:
STATE OF VERMONT RBES
CITY OF BURLINGTON ADOPTED CODES
CITY OF BURLINGTON ORDINANCES

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PROJECT NOTES:

THIS PLAN SET, COMBINED WITH THE CONTRACT, PROVIDES CONSTRUCTION DETAILS FOR THE BUILDING PROJECT. THE LEAD CARPENTER SHALL VERIFY THAT SITE CONDITIONS, AND DIMENSIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED. ALL WORK SHALL BE DONE IN ACCORDANCE WITH INTERNATIONAL BUILDING AND LOCAL CODES.

WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE SALE PERSON/DESIGNER SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN, IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES. CARPENTER OR SUB-CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS).

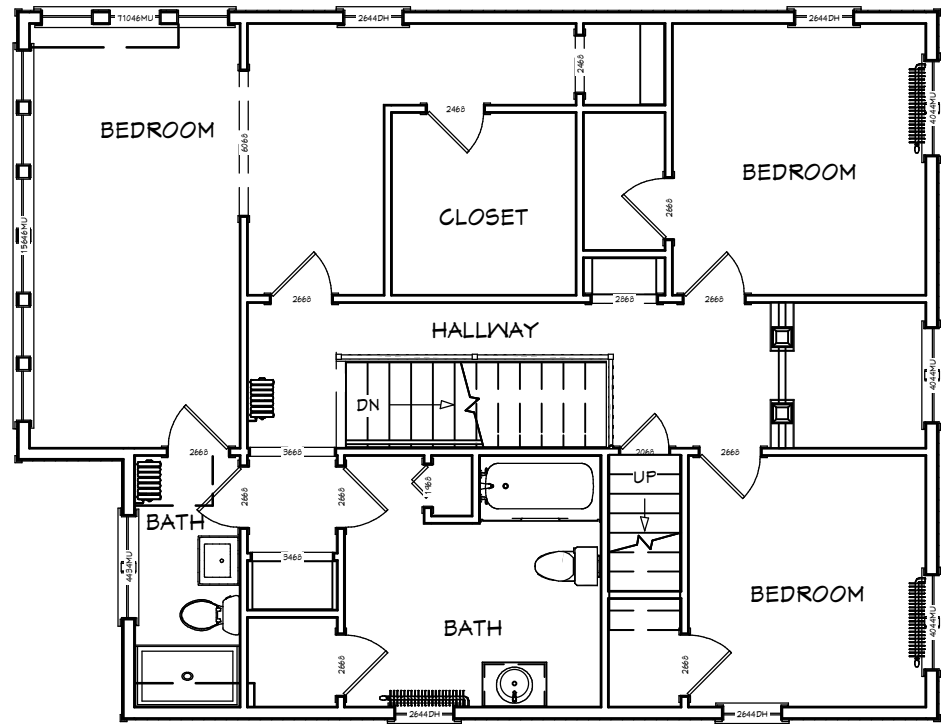
ALL TRADES SHALL MAINTAIN A CLEAN WORK SITE AT THE END OF EACH WORK DAY.

PLEASE SEE ADDITIONAL NOTES CALLED OUT ON OTHER SHEETS.

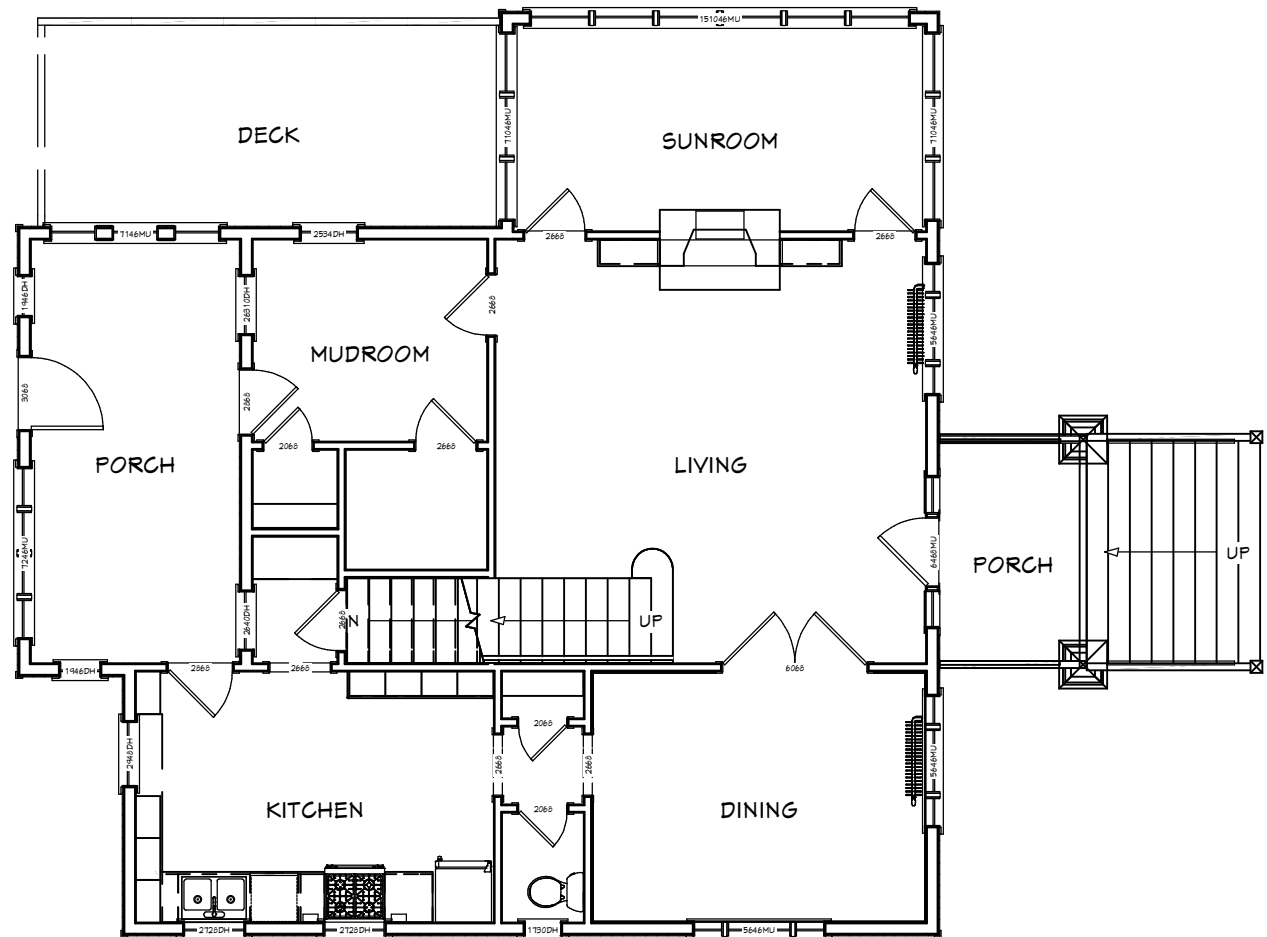




STREET VIEW

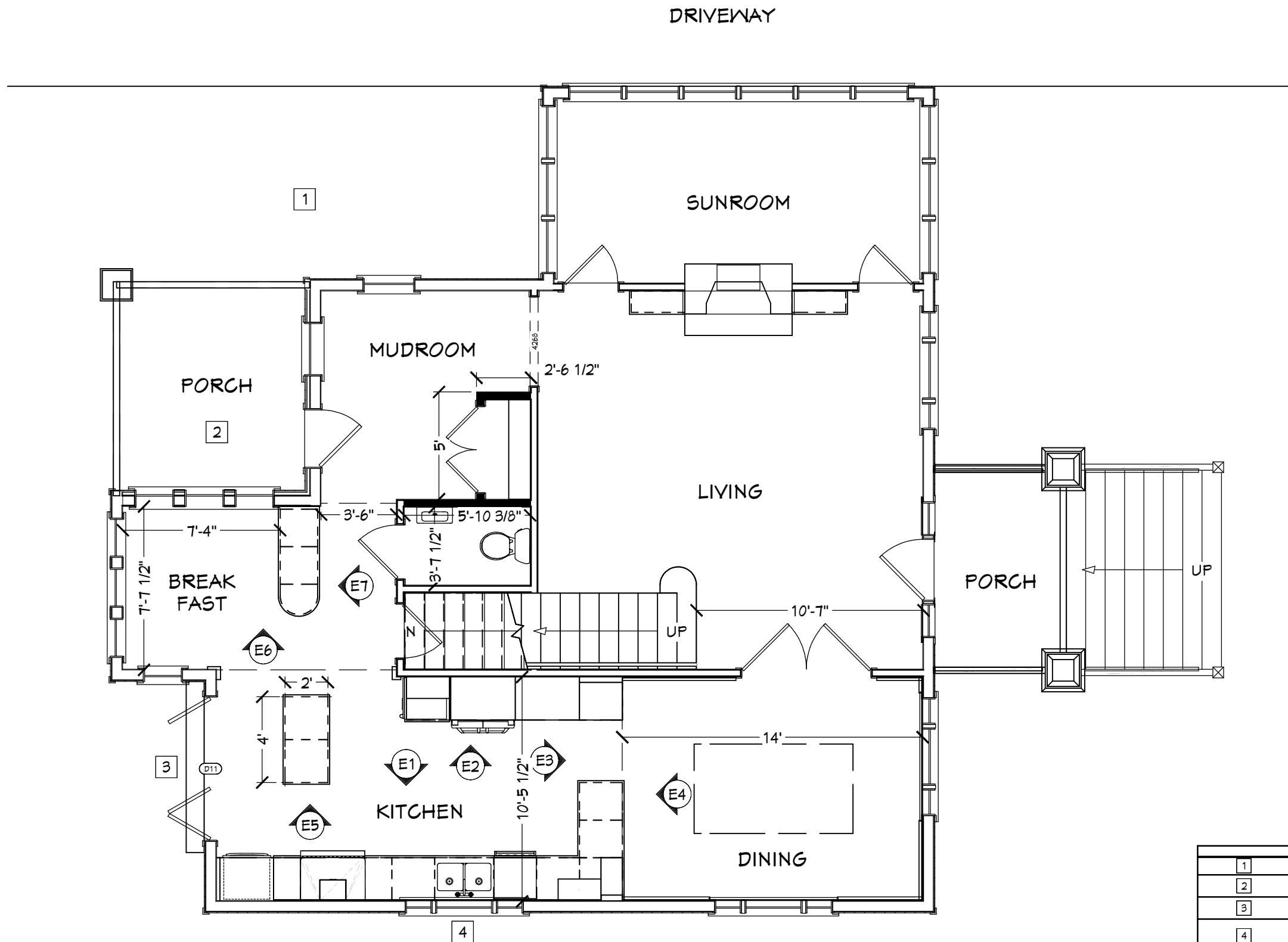


1 EXISTING 2ND FLOOR PLAN
SCALE: 1/8" = 1'-0"



1 EXISTING 1ST FLOOR PLAN
SCALE: 1/8" = 1'-0"

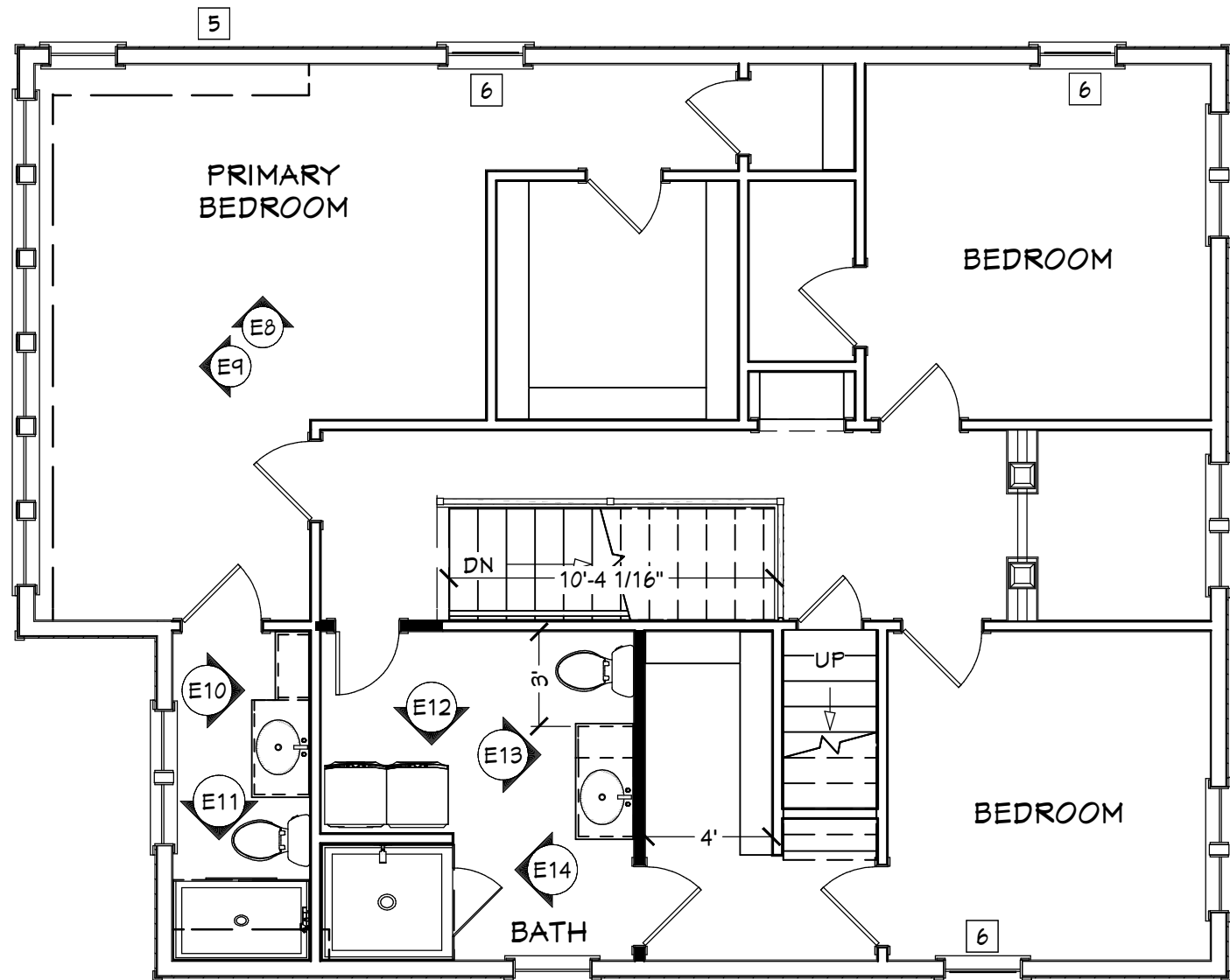




1 FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"



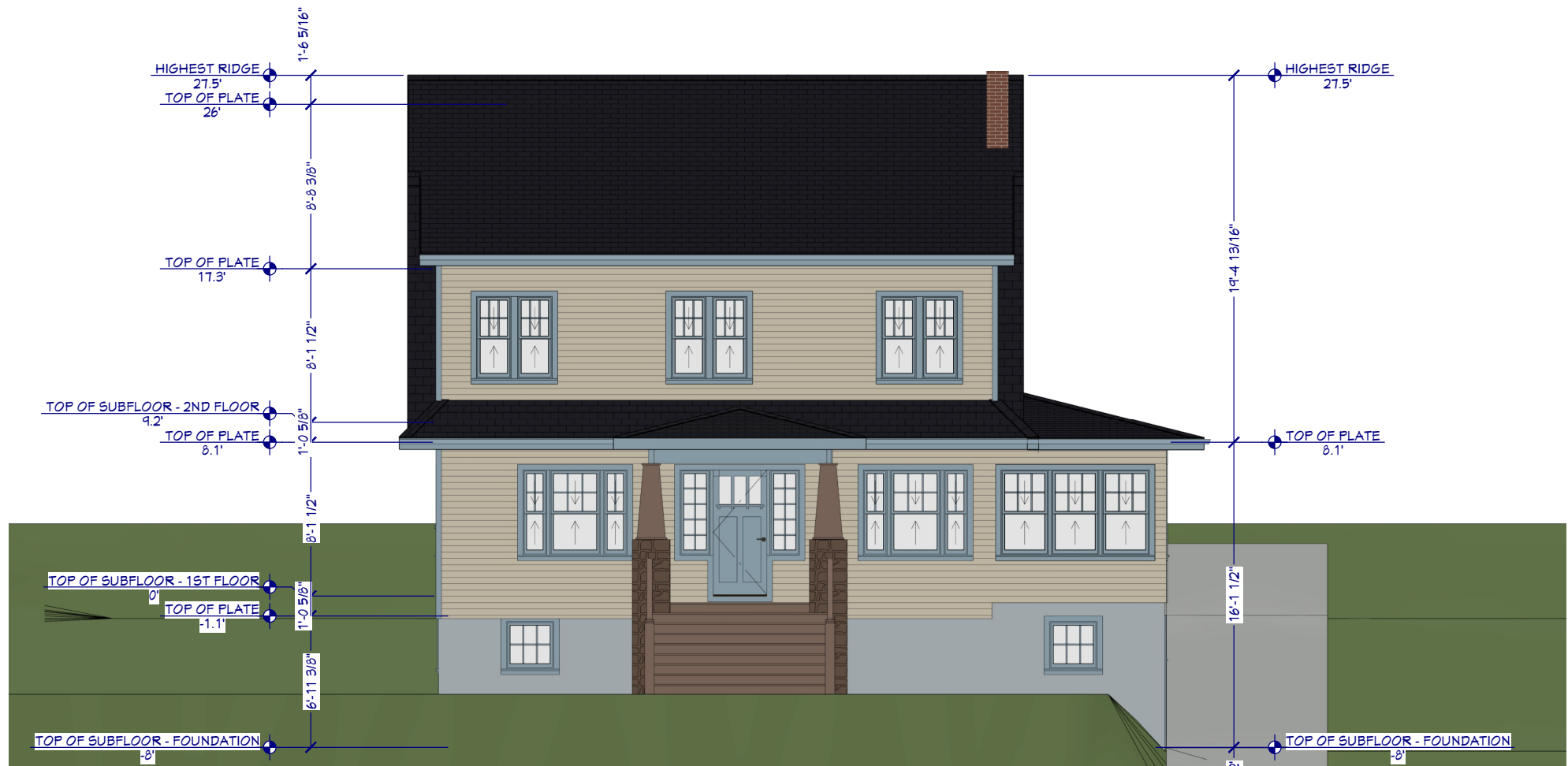
FLOOR PLAN NOTES	
1	EXISTING DECK TO BE REMOVED.
2	EXISTING ENCLOSED PORCH TO BE CONVERTED INTO 1/2 LIVING AREA AND 1/2 OPEN PORCH.
3	REMOVE EXISTING WINDOW AND REPLACE WITH NEW DOOR.
4	REMOVE 2 EXISTING WINDOWS AT KITCHEN AND REPLACE WITH TRIPLED MULLED WINDOW TO MATCH EXISTING STYLE AND PATTERN.
5	REMOVE TWO WINDOWS AT PRIMARY BEDROOM AND INFILL OPENING WITH LAP SIDING TO MATCH EXISTING. STAGGERED SIDING OVERLAPS WITH EXISTING.
6	EGRESS WINDOW TO MEET THE REQUIREMENTS FOR SILL HEIGHT, AREA, WIDTH AND HEIGHT ADOPTED BY THE CITY OF BURLINGTON.



1 SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"



FLOOR PLAN NOTES	
1	EXISTING DECK TO BE REMOVED.
2	EXISTING ENCLOSED PORCH TO BE CONVERTED INTO 1/2 LIVING AREA AND 1/2 OPEN PORCH.
3	REMOVE EXISTING WINDOW AND REPLACE WITH NEW DOOR.
4	REMOVE 2 EXISTING WINDOWS AT KITCHEN AND REPLACE WITH TRIPLED MULLED WINDOW TO MATCH EXISTING STYLE AND PATTERN.
5	REMOVE TWO WINDOWS AT PRIMARY BEDROOM AND INFILL OPENING WITH LAP SIDING TO MATCH EXISTING. STAGGERED SIDING OVERLAPS WITH EXISTING.
6	EGRESS WINDOW TO MEET THE REQUIREMENTS FOR SILL HEIGHT, AREA, WIDTH AND HEIGHT ADOPTED BY THE CITY OF BURLINGTON.



1 FRONT ELEVATION (WEST)
SCALE: 1/8" = 1'-0"



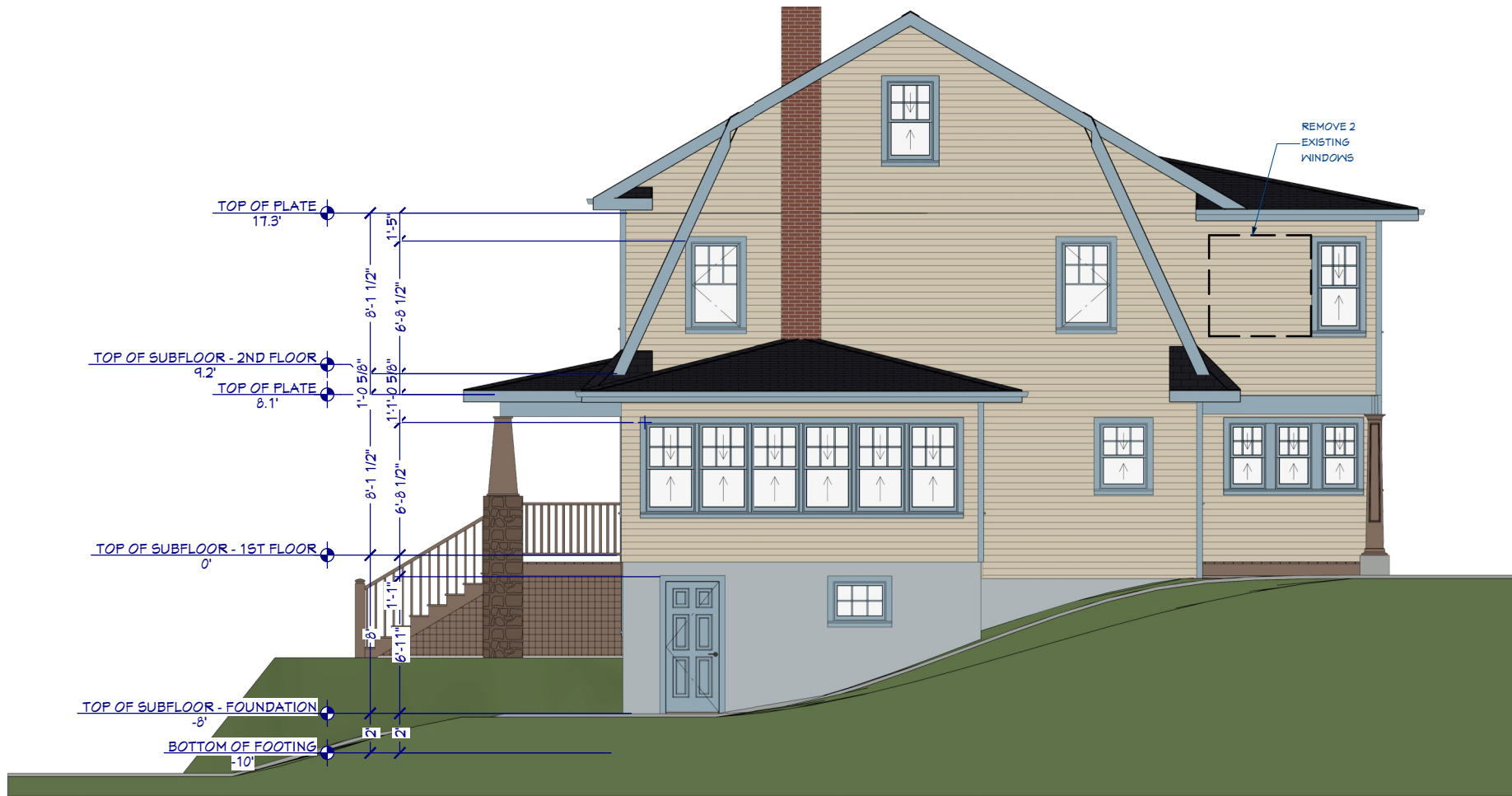
2 REAR ELEVATION (EAST)
SCALE: 1/8" = 1'-0"

WINDOW NOTES:

1. ALL EXISTING WINDOWS SHALL RECEIVE REPLACEMENT WINDOWS THAT MATCH THE EXISTING STYLE, MULLION PATTERN AND MULLING FOR EACH LOCATION. THE NEW WINDOWS SHALL MEET THE ENERGY EFFICIENCY REQUIREMENTS ADOPTED BY THE CITY OF BURLINGTON.
2. ALL NEW WINDOWS SHALL BE COMPATIBLE THE EXISTING WINDOWS IN STYLE AND MULLION PATTERN AND MULLING.
3. EVERY BEDROOM SHALL BE PROVIDED WITH AN EGRESS WINDOW THAT MEETS THE SILL HEIGHT, OPENABLE AREA AND MINIMUM WIDTH AND HEIGHT REQUIREMENTS ADOPTED BY THE CITY OF BURLINGTON.
4. TWO EXISTING WINDOWS AT PRIMARY BEDROOM TO BE REMOVED AND INFILLED WITH SIDING TO MATCH EXISTING. SIDING OVERLAPS TO BE STAGGERED WITH EXISTING.



1 DRAWING NAME
SCALE: 1/8" = 1'-0"



1 DRAWING NAME
SCALE: 1/8" = 1'-0"



352 S. WINOOSKI STREET
BURLINGTON, VT 05401

JOEL & WENDY HAKKEN

EXTERIOR PERSPECTIVES

REVISED:

2/22/2022

SHEET #

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